



Dr. Gail Morrison  
Interim Executive Director

November 27, 2006

**TO:** Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

**FROM:** Mr. Daniel Ravenel, Chair, Committee on Finance and Facilities

**SUBJECT:** Interim Capital Projects for Consideration on December 7, 2006

Attached are the interim capital projects for your review and consideration at the December 7 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on these projects but is scheduled to review and develop recommendations at its meeting scheduled for 3:00 p.m. on December 6. The Committee will bring its recommendations to the Commission for consideration at the Commission meeting. Staff recommendations are included for your information.

If you have any questions about the material, or if you need additional information, please contact me or Lynn Metcalf at (803) 737-2265.

**4.04A** Interim Capital Projects

A.) Clemson University

- |                           |                    |
|---------------------------|--------------------|
| a. Golf Practice Facility | -establish project |
| b. Fernow Street Café     | -establish project |

B.) Medical University of South Carolina

- |                                         |                    |
|-----------------------------------------|--------------------|
| a. Parking Garage II Structural Repairs | -establish project |
|-----------------------------------------|--------------------|

C.) Spartanburg Community College

- |                                       |                                                           |
|---------------------------------------|-----------------------------------------------------------|
| a. Tyger River Campus AMTC Renovation | -increase budget, revise scope,<br>change source of funds |
|---------------------------------------|-----------------------------------------------------------|

D.) Trident Technical College

- |                                                                                 |                  |
|---------------------------------------------------------------------------------|------------------|
| a. Culinary Arts/Culinary Institute of Charleston<br>Renovation (Palmer Campus) | -increase budget |
|---------------------------------------------------------------------------------|------------------|

**4.04B** List of Staff Approvals for October 2006

## Description of Interim Capital Projects for Consideration

December 7, 2006

### Clemson University

Golf Practice Facility	\$693,500	-establish project
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Source of Funds:	\$693,500	-private funds
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Proposed Budget:	\$580,000	-site development (demolish)
	58,500	-contingency
	35,000	-professional services fees
	<u>20,000</u>	-labor costs

Total:	\$693,500	
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### Description

The University requests approval to establish a project to provide facilities similar to other NCAA golf programs at peer institutions. Facilities of this type are essential for the University to continue to be competitive with golf programs at like institutions.

The approval request is for Phase I and II of the project with a third phase to be funded at a later date. Phase I of the project will include construction of two United States Golf Association specification golf greens, adjacent bunkers, tee box area, associated storm drainage, and irrigation systems to serve the newly constructed area. Phase II will include the expansion of the area completed in Phase I to include a range area, tee box area, four target greens, sand bunkers, storm drainage, and irrigation system to serve the area constructed under this phase.

The project is being funded with private funds. A guarantee letter is on file at CHE.

### E&G Deferred Maintenance Reduction:

*N/A – Auxiliary Space*

### Annual Operating Costs/Savings:

*Athletic operations will require additional operating costs ranging from \$7,500 to \$10,000 in the three years following project completion. The costs will be absorbed into the existing budget.*

### Recommendation

Staff recommends approval of this project as proposed.

**Clemson University**

Fernow Street Café

\$1,232,223 -establish project

Source of Funds:

\$1,232,223 -dining services revenue

Proposed Budget:

\$ 615,765	-new construction (1,800 GSF)
207,150	-interior building renovations (3,600 GSF)
180,000	-equipment and/or materials
100,000	-contingency
79,108	-professional services fees
20,000	-landscaping
16,000	-site development
8,000	-labor costs
5,000	-regulatory inspection

Total:

\$1,232,223

Description

The University requests approval to establish a project to renovate Fernow Street Café. Significant utilization increases by faculty, staff, and students necessitate renovation and expansion. The project plans include adding approximately 1,600 square feet to accommodate the kitchen expansion necessary to house additional equipment as well as an additional seating area.

The facility was built in 1992 and is a 4,533 square foot steel-frame, single-story building. The exterior is metal stud framing with brick veneer. The café was constructed on a slab grade with a build up roof system. It contains a full-service kitchen with dining area and restrooms.

New construction space is 1,800 GSF with a cost per square foot of \$342. Renovated space is 3,600 GSF with a cost per square foot of \$58.

E&G Deferred Maintenance Reduction:*N/A – Auxiliary Space*Annual Operating Costs/Savings:

*Operation and maintenance will require additional operating costs ranging from \$5,000 to \$6,615 in the three years following project completion. The costs will be absorbed into the existing budget.*

Recommendation

Staff recommends approval of this project as proposed.

**Medical University of South Carolina**

Parking Garage II Structural Repairs	\$1,250,000	-establish project
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Source of Funds:	\$1,250,000	-parking revenue
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Proposed Budget:	\$1,050,000	-utilities renovation/replacement
	100,000	-contingency
	<u>100,000</u>	-professional services fees

Total:	\$1,250,000	
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Description

The University requests approval to establish a project to repair a pre-stressed concrete parking garage built in 1988 which is located along President Street. Presently, it consists of 934 parking spaces and primarily services faculty and staff. A structural consultant assisted the institution in assessing the condition of the structure to identify trouble spots and provide the conceptual project scope of work and cost estimate.

The ties that connect the double tees have failed. Concrete is breaking at the joints of the drive aisles, and the slabs are moving from the weight of the cars. Damages also include spalled concrete and cracking on the panel edges. The project will repair these damages to maintain the structural integrity of the parking facility.

E&G Deferred Maintenance Reduction:

*N/A – Auxiliary Space*

Annual Operating Costs/Savings:

*The project is not expected to generate additional operating costs at this time.*

Recommendation

Staff recommends approval of this project as proposed.

**Spartanburg Community College**

Tyger River Campus AMTC Renovation (Previous budget = \$264,503)	\$2,735,497	-increase budget, revise scope, change source of funds
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Source of Funds:	\$2,735,497	-private funds
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Proposed Budget:	\$2,400,000	-interior building renovations (114,712 GSF)
	300,000	-professional services fees
	<u>300,000</u>	-contingency

Total:	\$3,000,000	
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Description

The College requests to increase the budget and revise the project scope to allow for major renovations to a facility which will be used as a Continuing Education Automated Manufacturing

Technology Training Center (AMTC). The institution received a \$3 million gift from a local company for the project. The Center will be used for special training for the local company and other related industries.

The College acquired the former One Price Clothing office/warehouse facility on Highway 290 in Duncan, SC in December 2005. Given the size of the facility (114,712 GSF), the institution will need to renovate the facility in a number of phases based on funds that are made available annually.

The project renovation cost per square foot (\$21/SF) is low due to a major portion of the renovation requiring only cleaning and painting with a small amount of space requiring some wall changes, paint, and carpet.

If the private funds do not become available, the College will not proceed with the project. A guarantee letter is on file at CHE.

E&G Deferred Maintenance Reduction:

N/A

Annual Operating Costs/Savings:

*Janitorial, utilities, maintenance, and security will require additional operating costs ranging from \$35,000 to \$80,000 in the three years following project completion. The costs will be absorbed into the existing budget.*

Recommendation

Staff recommends approval of this project as proposed, pending approval by the State Board for Technical and Comprehensive Education (SBTCE).

**Trident Technical College**

Culinary Arts/Culinary Institute of Charleston Renovation (Palmer Campus)  
(Previous Budget = \$7,125,000)      \$2,375,000      -increase budget

Source of Funds:      \$2,375,000      -local funds

Proposed Budget:	\$4,762,119	-interior building renovations (19,165 GSF)
	2,518,431	-equipment and/or materials
	900,000	-professional services fees
	766,580	-new construction (3,085 GSF)
	<u>552,870</u>	-contingency
Total:	\$9,500,000	

Description

The College requests to increase the project budget due to increased construction costs. The original, preliminary estimate was made in 2002 before the design began. Now the design is complete, and a cost estimate has been completed in detail by the design team. Construction costs have increased significantly during the past few years. The scope of the project has not changed

except that the ratio of the renovation to new construction space was adjusted to keep project costs down.

New construction space is 3,085 GSF with a cost per square foot of \$249. Renovated space is 19,165 GSF with a cost per square foot of \$249.

E&G Deferred Maintenance Reduction:

N/A

Annual Operating Costs/Savings:

*Utilities and custodial services will require additional operating costs ranging from \$2,350 to \$9,400 in the three years following project completion. The costs will be absorbed into the existing budget.*

Recommendation

Staff recommends approval of this project as proposed, pending approval by the State Board for Technical and Comprehensive Education (SBTCE).

**Information Item**

<b>PERMANENT IMPROVEMENT PROJECTS</b>						
<b>APPROVED BY STAFF</b>						
<b>October 2006</b>						
Date Appr.	Project #	Institution	Project Name	Action Category	Budget Chg.	Revised Budget
10/6/2006	9774	Clemson	Charleston Architectural Center (A&E/Renovation/Land & Building)	revise scope, change project name	\$ -	\$ 6,891,388
10/6/2006	9857	Clemson	Boiler No. 4 Emissions Control Equipment Upgrade	increase budget	\$ 400,000	\$ 3,200,000
10/6/2006	9542	Coastal Carolina	Coastal Science Center Renovation	increase budget, close project	\$ 12,069	\$ 2,543,069
10/6/2006	9600	College of Charleston	McConnell Residence Hall Renovation <sup>1</sup>	increase budget	\$ 1,250,000	\$ 4,715,000
10/6/2006	9625	College of Charleston	Historic Houses Interior & Exterior Repairs & Upgrades <sup>1</sup>	increase budget	\$ 650,000	\$ 1,545,000
10/6/2006	9612	College of Charleston	Rutledge/Buist Residence Hall Renovation-Phase II <sup>1</sup>	increase budget	\$ 1,650,000	\$ 4,470,000
10/6/2006	9580	College of Charleston	Science Center Renovation <sup>2</sup>	increase budget	\$ 3,718,999	\$ 14,500,999
10/6/2006	New	MTC	Lexington Hall Addition <sup>3</sup>	establish project	\$ -	\$ 1,000,000
10/13/2006	9974	USC Columbia	LeGare/Pinckney Roof Repair/Replacement	decrease budget, close project	\$ (2,795)	\$ 157,205
10/13/2006	9963	USC Columbia	Columbia Hall Renovations	decrease budget, close project	\$ (32,605)	\$ 292,395
10/13/2006	9962	USC Columbia	Senate Street Garage Entry Relocation	decrease budget, close project	\$ (2,112)	\$ 305,888
10/13/2006	9985	USC Columbia	Rutledge College Roof Repair/Replacement	decrease budget, close project	\$ (134,400)	\$ 4,465,600
10/13/2006	9984	USC Columbia	DeSaussure College Roof Repair/Replacement	decrease budget, close project	\$ (77,687)	\$ 92,313
10/13/2006	New	Clemson	Redfern Health Center Expansion (A&E Only)	establish project	\$ -	\$ 200,000
10/13/2006	9839	Clemson	Core Campus New Residence Hall Construction (A&E)	increase budget, revise scope	\$ 41,000	\$ 461,000
10/16/2006	9942	OCTC	Administration & Health Sciences Buildings HVAC Upgrades	increase budget	\$ 40,000	\$ 145,625
10/16/2006	New	OCTC	Automotive Training & Transportation Building (A&E)	establish project	\$ -	\$ 225,000
10/16/2006	9815	Clemson	Rowing Facility Construction (A&E & Construction)	increase budget, revise scope	\$ 45,000	\$ 1,945,000
10/24/2006	9543	Coastal Carolina	Student Center Deferred Maintenance	change source of funds	\$ -	\$ 1,100,480
10/24/2006	New	Coastal Carolina	Waties Island Research Facility - A&E	establish project	\$ -	\$ 150,000
10/30/2006	9540	USC Aiken	Pacer Commons Acquisition	decrease budget, close project	\$ (200,000)	\$ 12,700,000
<sup>1</sup> Routine repair, replacement, & maintenance projects are approved at staff level.						
<sup>2</sup> Staff provided with authority to approve project. Increase reflects receipt of federal funds, which notification had previously been provided to Committee.						
<sup>3</sup> Funds were appropriated by the General Assembly for FY2006-07.						